

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

March 17, 2003

PRESENT: Tom Cowan, Chair
Mark Decker, Co-Chair
Terry Janicz
Andy Kelkenberg
Rick Meahl
Don Hoeffler
John Potera
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 8:30 PM (preceded by a Comprehensive Master Plan meeting).

Mark motioned to accept the minutes from the March 3rd meeting, seconded by Don and all approved.

Pre-Application – Niagara Mohawk expansion of substation on Knapp Road

Mark Agle, of National Grid USA Service Co., Inc. presented the plans. They would like to expand substation capacity to handle the current and future growth, which will be metal clad switchgear – self-contained. Is this a building or electrical equipment. They are in the process of buying 3.5 acres from the neighbor, which they will merge with existing tax parcel. Frank Trybuskiewicz will consider snow, wind and seismic loads per the new Code From 9 to 25 MVA will give Newstead three times more than what we've got. They have two other substations on Buell St. and on Scotland & Bloomingdale. Regarding landscaping, they can do low growth plantings. Regarding security, they have had trespassers, therefore, they may add a fence, and the driveway will be gated. They will need to remove a small amount of topsoil, and will need a permit. Mark will prepare a short form Type II SEQR. He will prepare plans with the changes discussed for the March 31st meeting.

Pre-Application – AT&T Wireless looking for antenna site @ Route 93 & Rapids Road area

Did not receive information and no one showed. Tom will contact Mr. Ferrara to schedule for March 31st meeting.

11678 Main Road – Kevin Gaik

Verbal request to sell new and used parts/accessories out of garage was discussed. He has NYS Motor Vehicle registration on the building and one car and three ATV's for sale. If ATV's are defined as vehicles, he will need a special permit (only allowed one vehicle for sale). Tom will check with Nathan.

County Line Stone – Mining Permit

Tom will check with Jerry for help with recommendations; no need to reinvent the wheel, since previous conditions should be adequate.

The Zoning Report was reviewed.

Tom stated that Erie County Dept. of Environment & Planning is holding Dept. of State Training for Local Officials in Clarence on May 21st. If anyone is interested in attending, they must register by May 16th.

Unfinished Business

Sign Ordinance

Christine distributed the Village of Akron's ordinance that she got from Dan Borchert. In the interest of time, please review for next meeting. We would like to submit to Town Board by May 1st.

Special Event Permits

- ❑ The Village does not require permits, although they have a "process" where the Board reviews the event and requires proof of event insurance. To prevent conflict between town and village (such as noise), Terry recommended we coordinate events with the Village.
- ❑ Mark will review Clarence's ordinance and make recommendation for next meeting.

Don presented and distributed soil reports that show 90% of soils in Erie County are severe for dwellings with basements.

John motioned to adjourn the meeting at 9:45 PM, seconded by Mark and all approved.

Respectfully submitted by,

Christine Falkowski
Recording Secretary